



FOR SALE - Ocean Hideaway, 6d Portmore Road, Portstewart.

Offers Over £395,000

3x  1x  1x 

nre
northern real estate
we value property



Accommodation:

Ground Floor:

Open Plan Living / Dining Room: 4.30m x 5.62m

Wooden flooring, painted walls, feature papered wall to fireplace, floating shelves TV & Phone points and recessed lighting.

Kitchen: 3.11m x 3.63m

Wooden flooring, painted walls, recessed lighting, modern eye & low level units with quartz stone work tops and splash back, feature unit lighting, integrated induction hob, oven, microwave, dishwasher, under counter fridge freezer, sunken 'Frankie Sink' and mobile phone charging station.

Utility Room: 0.89m x 0.98m

Lighting, plumbed for washer / dryer.

Bedroom 1: 2.91m x 3.71m

Carpet, painted walls, feature mirrored wall, recessed lighting and TV point.

Bedroom 2: 2.90m x 3.57m

Carpet, painted walls, lighting and TV point.

Bedroom 3: 2.30m x 2.59m

Carpet, painted walls, lighting and TV point.

Bathroom: 2.23m x 2.70m

Fully tiled walls and flooring, recessed lighting, modern white suite to include floating w/c, modern sink with storage drawers, fully enclosed walk in shower cubicle, bath with mixer tap and large LED mirror.

Description:

Modern Ground Floor Coastal Apartment.

Located within the heart of the much sought after seaside town of Portstewart with uninterrupted sea view's and is within a short walking distance of 'The Promenade'.

This spacious property offers modern open plan living / dining area with a modern fully equipped kitchen, 3 large bedrooms and modern bathroom.

This property is ideally suited to buyers wishing to purchase a holiday retreat on the North Coast or someone wishing to downsize and live by the coast.

The property may also suit investors wishing to take advantage of the exceptional holiday rental market as the property is Tourist Board

Approved and operating on Booking.com with an exceptional 9.7 rating.



External:

Property is approached via a decorative brick path which leads to the front door

Car parking is to the front of the property on street.

Heating is via Gas

Outside Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2024: £980.40

Tenure: Assumed to be freehold

Service Charge: Approx £1,200 per annum

EPC:

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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